

District of Columbia Building Code Schedule of Limitations and Provisions Relative to Projections and Encroachments Beyond Building Lines																
As defined in the District of Columbia Municipal Regulations, Title 24: Building Code, Chapter 32A Encroachments into the Public Right of Way																
Designation of Projection	Height of Projections	Width of Projections	Distance of Projections Outward from Building Line (to be measured from line of first story)										Bay Projection Table			
			C, C-M, and M Zones	R and SP Zones				R and SP Zones					Width of Bay Projections			
			All Streets	On Parked Streets				On Unparked Streets					Width of Building	Double Projections	Single Projections	Extent of front of building line to be preserved
			All Streets	When parking is 20' or more wide	More than 70' wide	70' and less to 60' wide	60' and less wide	More than 80'	80' and less to 70' wide	70' and less to 60' wide	60' and less to 45' wide	45' and less to 40' wide				
Areaways	Limited to surface of adjacent grade	Unlimited	4'	7'	6 1/2'	6'	.....	4'	4'	4'	.....	.....	16	.....	9	3' 6"
Bases and Water Tables	Up to 4' above grade at building wall but not above window sill level of main story.	Unlimited	8" beyond building line				8" beyond building line					17	.....	9' 6"	3' 10"	
			8" beyond building line				8" beyond building line					18	.....	10'	4' 2"	
			8" beyond building line				8" beyond building line					19	.....	10' 6"	4' 6"	
			8" beyond building line				8" beyond building line					20	.....	11"	4' 10"	
			8" beyond building line				8" beyond building line					21	.....	11' 6"		
			8" beyond building line				8" beyond building line					22	.....	12'		
			8" beyond building line				8" beyond building line					23	.....	12' 6"		
			8" beyond building line				8" beyond building line					25	13' 6"	13' 2"		
Bay-Windows	Unlimited	See Bay Projection Table	.....	4'	4'	3'	.....	3'	3'	3'	.....	.....	24	13'	13'	
Belt Courses, Cornices, and Roof Overhangs	Unlimited	Unlimited	Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".				Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".					26	14'	13' 4"		
			Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".				Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".					27	14' 6"	13' 6"		
			Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".				Belt courses are limited to 8" and cornices and roof overhangs are limited to 60".					28	15'	13' 8"		
Colonnades	Two-Stories	Unlimited except for 8" separation from party or lot line extended.	Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.										29	15' 6"	13' 10"	
			Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.										30	16'	14'	
			Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.										31	16' 6"	14' 2"	
			Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.										32	17'	14' 4"	
			Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.										33	17' 6"	14' 6"	
			Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.										34	18'	14' 8"	
			Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.										35	18' 6"	14' 10"	
			Colonnade projections are limited to 6' where parking is 17' or more wide. Projecting colonnades shall not be permitted on streets where parking is less than 17' wide.										36	19'	15'	
Balconies	Height of railings shall be limited to 3 feet 6 inches above the floor of the balcony.	Unlimited except for 8" separation from party or lot line extended. When built with bay windows, they shall comply in width with the requirements for bay windows and be included in their width.	.....	.....	4'	3'	.....	3'	3'	3'	.....	.....	37	19' 6"	15' 2"	
			.....	.....	4'	3'	.....	3'	3'	3'	.....	.....	38	20'	15' 6"	
			.....	.....	4'	3'	.....	3'	3'	3'	.....	.....	39	20' 6"	15' 6"	
			.....	.....	4'	3'	.....	3'	3'	3'	.....	.....	40	21'	15' 8"	
			.....	.....	4'	3'	.....	3'	3'	3'	.....	.....	41	21' 6"	15' 10"	
			.....	.....	4'	3'	.....	3'	3'	3'	.....	.....	42	22'	16'	
			.....	.....	4'	3'	.....	3'	3'	3'	.....	.....	43	22' 6"	16' 2"	
			.....	.....	4'	3'	.....	3'	3'	3'	.....	.....	44	23'	16' 4"	
			.....	.....	4'	3'	.....	3'	3'	3'	.....	.....	45	23' 6"	16' 6"	
			.....	.....	4'	3'	.....	3'	3'	3'	.....	.....	46	24'	16' 8"	
Oriels	Unlimited	See Bay Projection Table	.....	4'	4'	3'	.....	3'	3'	3'	.....	.....	47	24' 6"	16' 10"	
Porches - shall have open balustrades or railings and be open to the roof	Unlimited. Floor of porches shall be no more than 5' above terrace, parking, or pavement. Wood porches limited to one-story. Porches more than one-story must be constructed of non-combustible material.	Where there are no bay, oriel or tower projections, porches are unlimited in width. Where there are such projections in the same story, the total width of porch and bay window, oriel, or tower projections shall not exceed that given for multiple bay window projections.	.....	5'	5'	5'	5'	4'	4'	3'	.....	.....	48	25'	17'	
			.....	5'	5'	5'	5'	4'	4'	3'	.....	.....	49	25' 6"	17' 2"	
			.....	5'	5'	5'	5'	4'	4'	3'	.....	.....	50	26'	17' 4"	
			.....	5'	5'	5'	5'	4'	4'	3'	.....	.....	51	26' 6"	17' 6"	
			.....	5'	5'	5'	5'	4'	4'	3'	.....	.....	Two or more projections will be allowed on houses 24' or more in width. The increase in width of projections will be at the rate of 6 inches for each additional foot in width of house.  Single projections on houses more than 24' wide will increase at a rate of 2 inches for each additional foot in width of house.  No projection of any kind less than 6' in width will be allowed.			
Port Cocheres	One-Story	Approval required by Director of Department of Transportation										On projections that are not at right angles with bldg line the width will be measured at a distance of 1' from the bldg line.				
Pilasters	Unlimited	5'	Pilaster projections are limited to 4" beyond building line. Pilaster bases are permitted to project 8" beyond the building line.													
Show Windows	Not specified	See Bay Projection Table	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....				
Steps and Ramps	Limited to height of the main floor	Unlimited	.....	10'	10'	10'	10'	6'	5'	4'	4'	3'	Two projections may cross a building line and combine, provided the total width does not exceed that of a single projection for a front of the size of the combined fronts.			
Towers	Unlimited	See Bay Projection Table	.....	4'	4'	3'	.....	3'	3'	3'	.....	.....				
Vaults	Limited to surface of adjacent grade	The size and extent of vaults, and the number and size of openings, will be a matter of special determination in each case by the code official. Vaults extending under alleys shall have no openings and shall not extend within 2.5 feet of the center of the alley. If openings in the roofs of vaults are used for sidewalk elevators or for runways, they shall be located as near to the curb as possible and covered with heavy metal safety doors. The paving over vaults shall conform with specifications of the Department of Transportation for surface paving and established grades. All coverings shall be constructed flush with pavement, and have a roughened surface. The roof of a vault between the curb and building lines shall at no place be less than 4" below the sidewalk grade. Whenever the grade is changed, the vault shall be changed and repaved at the expense of the owner of abutting property, to comply with the new grade. Vaults shall be constructed so as not to interfere with sewers, water mains, gas mains, electric or telephone conduits, signal conduits, manholes, lamp posts, trees, or any other public or public utility works or improvements.										If a corner tower is built, the portion beyond the building line will be allowed in addition to the amount allowed other houses. The tower projection must not exceed 14' in width except on buildings of a public character.				
Foot Note 1 - No projections except cornices, bases, sills, belt courses, pilasters, and water tables, shall be permitted beyond the building line of the following streets: North side of Good Hope Road between Martin Luther King Jr. Avenue and Eighteenth Street, S.E.; Florida Avenue, N.W., from Seventh Street to Ninth Street; Maine Avenue, S.W., from Seventh Street to Fourteenth Street; M Street, N.W., from Twenty-ninth Street to Thirty-sixth Street; K Street, N.W., from Rock Creek westward to Wisconsin Avenue; Water Street, N.W., from Wisconsin Avenue westward to the termination of said street; Wisconsin Avenue, N.W., from the angle south of N Street to the north roadway of Q Street; Twelfth Street, N.W., from Monroe Street to the angle north of Otis Street; and, Martin Luther King Jr. Avenue, S.E. from Good Hope Road to the northern boundary of the grounds of St. Elizabeth's Hospital.																
Foot Note 2 - No projection other than steps, cornices, bases, water tables or pilasters, shall be allowed on any street less than 60' wide. On all streets 90' and wider, a clear space from the outer edge of the curb to the outer face of all projections and steps shall be preserved by at least 15'. On all streets less than 90' wide but more than 80', a clear space shall be preserved by at least 12'. On all streets less than 80' wide but more than 60', a clear space shall be preserved by at least 10' feet. On all streets less than 60' wide but more than 50', the clear space shall be preserved by at least 8'. On all streets less than 50' wide but more than 40', a clear space shall be preserved by at least 6'.																
Foot Note 3 - A clear space of at least 8 inches shall be preserved between party lines or alley lines extended and the outer walls or sides of all projections.																
Foot Note 4 - Areaways shall be protected by strong metal railing not less than 42 inches nor more than 48 inches high. Proper protection by metal railings shall be provided where steps or platforms are built over areas. Basement or cellar steps in areaways shall be protected in the same way and have gates at top of steps unless otherwise protected. Areaways located in unpaved parking that cannot lawfully be paved are permitted to be protected by substantial metal gratings. Areaways are not permitted in alleys.																
On houses more than 50' wide a single projection must not exceed in width 2/3 of amount allowable in projection.																
On house located along public alleys, the wall located on alley may extend beyond the street building line forming one side of projection.																